

**SUBSTITUTED TRUSTEE'S NOTICE OF SALE**

WHEREAS, on August 13, 2009, Robert E. Howe, a married man executed a certain deed of trust to John Clark, a resident of Weakley County, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., as nominee for First State Bank, its successors and assigns which deed of trust is of record in the office of the Chancery Clerk of DeSoto County, State of Mississippi in Book 3,069 at Page 529; and

WHEREAS, Tami L. Howe acquired an interest in said property by QuitClaim Deed dated December 30, 2009 and recorded in Book 624 at Page 420 in the aforesaid Chancery Clerk's office; and

WHEREAS, said Deed of Trust was subsequently assigned to JPMorgan Chase Bank, National Association by instrument dated June 25, 2015 and recorded in Book 4,009 at Page 152 of the aforesaid Chancery Clerk's office; and

WHEREAS, JPMorgan Chase Bank, National Association has heretofore substituted Shapiro & Massey, LLC as Trustee by instrument dated November 6, 2015 and recorded in the aforesaid Chancery Clerk's Office in Book 4,077 at Page 478; and

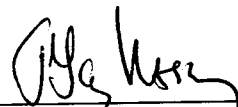
WHEREAS, default having been made in the terms and conditions of said deed of trust and the entire debt secured thereby having been declared to be due and payable in accordance with the terms of said deed of trust, JPMorgan Chase Bank, National Association, the legal holder of said indebtedness, having requested the undersigned Substituted Trustee to execute the trust and sell said land and property in accordance with the terms of said deed of trust and for the purpose of raising the sums due thereunder, together with attorney's fees, trustee's fees and expense of sale.

NOW, THEREFORE, I, Shapiro & Massey, LLC, Substituted Trustee in said deed of trust, will on April 14, 2016 offer for sale at public outcry and sell within legal hours (being between the hours of 11:00 a.m. and 4:00 p.m.), at the East Front Door of the County Courthouse of DeSoto County, located at Hernando, Mississippi, to the highest and best bidder for cash the following described property situated in DeSoto County, State of Mississippi, to-wit:

Lot 7, Section A, Shadow Oaks Subdivision, situated in Section 32, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 58, Pages 19-20, in the office of the Chancery Clerk of DeSoto County, Mississippi.

I WILL CONVEY only such title as vested in me as Substituted Trustee.

WITNESS MY SIGNATURE on this 18th day of March, 2016.



Shapiro & Massey, LLC  
SUBSTITUTED TRUSTEE

Shapiro & Massey, LLC  
1080 River Oaks Drive  
Suite B-202  
Flowood, MS 39232  
(601)981-9299

6473 Shadow Oaks Cove  
Horn Lake, MS 38637  
15-014385AH

Publication Dates: March 24 and 31, 2016 and April 7, 2016

4-14-16

**SUBSTITUTED TRUSTEE'S NOTICE OF SALE**

WHEREAS, on March 30, 2012, Guy A. Leonard and Lynda J. Leonard, husband and wife, executed a certain deed of trust to Bankers Title, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., as nominee for Bank of England, its successors and assigns, which deed of trust is of record in the office of the Chancery Clerk of DeSoto County, State of Mississippi in Book 3,425 at Page 160; and

WHEREAS, said Deed of Trust was subsequently assigned to Wells Fargo Bank, N.A., by instrument dated August 22, 2013 and recorded in Book 3,700 at Page 651 of the aforesaid Chancery Clerk's office; and

WHEREAS, Wells Fargo Bank, N.A., has heretofore substituted Shapiro & Massey, LLC as Trustee by instrument dated February 19, 2016 and recorded in the aforesaid Chancery Clerk's Office in Book 4,116 at Page 634; and

WHEREAS, default having been made in the terms and conditions of said deed of trust and the entire debt secured thereby having been declared to be due and payable in accordance with the terms of said deed of trust, Wells Fargo Bank, N.A., the legal holder of said indebtedness, having requested the undersigned Substituted Trustee to execute the trust and sell said land and property in accordance with the terms of said deed of trust and for the purpose of raising the sums due thereunder, together with attorney's fees, trustee's fees and expense of sale.

NOW, THEREFORE, I, Shapiro & Massey, LLC, Substituted Trustee in said deed of trust, will on April 14, 2016 offer for sale at public outcry and sell within legal hours (being between the hours of 11:00 a.m. and 4:00 p.m.), at the East Front Door of the County Courthouse of DeSoto County, located at Hernando, Mississippi, to the highest and best bidder for cash the following described property situated in DeSoto County, State of Mississippi, to-wit:

The land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 11 of the Bridgeforth Tract containing 1.5 acres including existing right of way in part of the Northwest Quarter of Section 26, Township 2 South, Range 7 West, DeSoto County, Mississippi:

Beginning at the intersection of the centerline of Malone Road and the South line of the Northwest Quarter of Section 26, Township 2 South, Range 7 West; thence North 3 degrees 45 minutes West 780.0 feet along the center of Malone Road to the Southwest corner of Lot 10 of said tract and the point of beginning of the following lot; thence North 84 degrees 42 minutes East 440 feet along the South line of lot 10 to the Southeast corner of said lot; thence South 3 degrees 45 minutes East 150.0 feet to a point; thence South 84 degrees 42 minutes West 440 feet to a point in said Malone Road; thence North 3 degrees 45 minutes West 150.0 feet to the point of beginning and containing 1.5 acres, more or less and except a 40 foot right of way for Malone Road, leaving a net acreage of 1.33 acres more or less. All bearings are magnetic.

AND:

Lot 12 of the Bridgeforth Tract containing 1.5 acres including the existing right of way for Malone Road located in part of the Northwest Quarter of Section 26, Township 2 South, Range 7 West, DeSoto County, Mississippi.

Beginning at the intersection of centerline of Malone Road and the South line of the Northwest Quarter of Section 26, Township 2 South, Range 7 West, said point is the accepted Southwest corner of the Northwest Quarter of said Section 26; thence North along the center line of Malone Road 630.0 feet to the Southwest corner of Lot 11 of said tract and point of beginning of the following lot; thence North 84 degrees 42 minutes East 440.0 feet to the Southeast corner of said Lot 11; thence South 3 degrees 45 minutes East 150.0 feet to a point; thence South 84 degrees 42 minutes West 440.0 feet to a point in the centerline of Malone Road; thence North 3 degrees 45 minutes West 150.0 feet to the point of beginning and containing 1.5 acres more or less and including to 40 foot right of way for Malone

4-14-16

Road. All bearings are magnetic.

The Warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect; and further subject to all applicable building restrictions and the restrictive covenants of record.

I WILL CONVEY only such title as vested in me as Substituted Trustee.

WITNESS MY SIGNATURE on this 9th day of March, 2016.



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Shapiro & Massey, LLC  
SUBSTITUTED TRUSTEE

Shapiro & Massey, LLC  
1080 River Oaks Drive  
Suite B-202  
Flowood, MS 39232  
(601)981-9299

1600 Malone Road  
Nesbit, MS 38651  
16-015512GW

Publication Dates:  
March 17, 24, 31, and April 7, 2016